

# Lower Paxton Township

## Planning Commission

Meeting Minutes

May 3, 2023

### **Commissioners Present**

Fredrick Lighty  
Doug Grove  
Jeff Kline  
Everette Hamilton  
Kurt Meckes  
Sandra Bloom

### **Also Present**

Nick Gehret, Lower Paxton Township Codes Officer  
Jason Hinz, HRG., Inc.  
Andrew Bomberger, D.C.P.C.

### **Call to Order**

Mr. Lighty called to order the meeting of the Lower Paxton Township Planning Commission at 7:00pm on the above date in room 171 of the Lower Paxton Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

### **Pledge of Allegiance**

Mr. Meckes led the recitation of the Pledge of Allegiance

### **Approval of Minute**

Mr. Lighty asked if there were any questions or changes to the April 5, 2023 Lower Paxton Township Planning Commission Meeting minutes. Mr. Grove made a motion to approve the Lower Paxton Township Planning Commission April 4, 2023 meeting minutes. Mr. Kline second the motion and a unanimous vote followed.

### **New Business**

#### **a. Preliminary Subdivision and Land Development Plan for Elizabeth Village. Proposed Residential Land Development Plan.**

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary Subdivision Plan for Elizabeth Village proposes to consolidate four (4) existing tracts located off Colonial Road into one (1) parcel totaling 48.013 acres to allow for a 235-townhome unit age restricted community to be developed in accordance with the plan. This development will be constructed in 3 phases. The site is currently zoned (IN) Institutional which allows for the (RRD) Residential Retirement Development option, that generally accommodates residents aged

55 and older. Additionally, the plan proposes 23.62 acres of open space along with 2.5 miles of pedestrian pathways that consist of walking trails and sidewalks to provide access throughout the community.

Private streets are proposed for the development and the community will be served by public water and public sewer.

Waiver Requests:

1. [SLDO:180-403.C.4 & 180-404.C.4] The applicant is requesting a waiver of the requirement to provide all existing natural features a minimum of 100 feet beyond the property's boundary.

We Support this waiver request as the provided drawings depict sufficient detail to confirm that there will be no adverse impacts to adjacent lands.

2. [SLDO:180-403.C.5 & 180-404.C.5] - The applicant is requesting a waiver of the requirement to provide all existing man-made structures a minimum of 100 feet beyond the property's boundary.

We Support this waiver request as the provided drawings depict sufficient detail to confirm that there will be no adverse impacts to adjacent lands.

3. [SLDO:180-403.C.8 & 180-404.C.8] -The applicant is seeking a waiver of the requirement to provide existing contours on the property and extending a minimum of 100 feet beyond the property's boundary.

We support this waiver request, under the condition that separate drawings are provided showing the Colonial Road widening and off-site sanitary sewer improvements.

4. [SLDO: 180-508.A.1] The applicant is requesting a waiver from the requirement to provide sidewalk along the roadway frontages bordering the subdivision.

We support this waiver request because of the lacking existing sidewalk along Colonial Road to provide safe connectivity.

5. [SLDO:180-509.A] The applicant is requesting a waiver for the requirement to provide curbing along the roadway frontages bordering the subdivision.

We support this waiver request due to potential impact of drainage patterns along the roadway.

6. [SLDO:180-503.C.2] The applicant is seeking a waiver of the requirement to provide a right-of-way and street widths that conform to the requirements set forth by Table 503.1.

We support this waiver request due to the nature of the proposed development, however, "No Parking signs should be added to the plan to depict areas where on-street parking will be prohibited.

7. [SLDO: 180-503.F.3] The applicant is seeking a waiver of the requirement to restrict dwelling units accessed by a cul-de-sac to a maximum of 20 residential dwelling units. (28 units are proposed).

We support this waiver request due to the Fire Chiefs concurrence that the design remains safe for

residents and the Township's emergency responders.

8. [SLDO:180-503.F.10] The applicant is seeking a waiver of the requirement to provide two 30' long snow removal areas evenly spaced around cul-de-sac bulbs.

We support this waiver request as all streets are proposed to remain private and therefore the Township will not be responsible for snow removal areas to provide snow storage.

9. [SLDO:180-503.F.14] The applicant is seeking a waiver of the requirement to install interior planting islands within cul-de-sac turnaround areas.

We support this waiver request due to the emergency access provided by the island's access.

10. [SLDO:180-503.H.2] The applicant is seeking a waiver of the requirement for minor streets to have a minimum curve radius of 150 feet (Ellie Lane - 75' radius).

We support this waiver request due to the nature of the development and understanding that vehicles will be traveling at low speeds.

11. [SLDO:180-503.I.I] The applicant is seeking a waiver of the requirement that private driveways on corner lots shall be located at least 40 feet from the nearest edge of the driveway to the point of intersection of the nearest edge of pavement or cartway.

We support the waiver request due to the nature of the development and understanding that vehicles will be traveling at low speeds. In addition, clear sight lines shall be maintained to provide safe navigation of these locations to the maximum extent possible.

12. [SLDO:180-503.J.4] The applicant is seeking a waiver of the requirement for the minimum separation of 300 feet between minor street intersections (Elizabeth Blvd/Kristy Ln and Elizabeth Blvd/Ellie Ln).

We support this waiver request due to the nature of the development and understanding that vehicles will be travelling at low speeds.

13. [SLDO:180-503.J.5] The applicant is seeking a waiver of the requirement to provide a straight leveling area containing grade of not more than 4% within 60 feet of intersections.

We support this waiver request due to the nature of the development and understanding that vehicles will be traveling at low speeds.

14. [SLDO: 180-503 .M.1 & 180-508.B.1] The applicant is seeking a waiver of the requirement to provide a planting strip between sidewalk and curb within areas of onstreet parking.

We support this waiver request for the purpose of providing convenient access to/from on street parking spaces.

Modifications.

1. [SLDO:180-515.B.4 & 180-515.B.5] The applicant is seeking a modification of the requirement to

reduce buffer tree plantings to 1/750 SQ FT of buffer area and shrub plantings 1/370 SQ FT of buffer area.

We support this modification request due to site constraints.

2. [SLDO: 180-515.E(2)(a)] - The applicant is requesting a waiver from the requirement that Street trees shall be planted no closer than 30 feet on center or farther than 75 feet on center along each side of the street. All street trees shall be located within the street verge area and be centered between the back edge of curb and the front face of the sidewalk unless otherwise approved by the Township.

We support this modification due to the site constraints.

Mr. Gehret stated was there any questions for him. Mr. Grove stated that #4 and #5 waivers should go onto the record in The Lower Paxton Township Planning Commission packet as to why the waiver requests were supported by the Staff. Mr. Gehret stated that based on the previous review that was done the waivers #4 and #5 were discussed. Mr. Gehret stated that we support the waiver request #4 and #5. #4 -The applicant is requesting a waiver from the requirement to provide sidewalk along the roadway frontages bordering the subdivision.

We support this waiver request because of the lacking existing sidewalk along Colonial Road to provide safe connectivity.

# 5- The applicant is requesting a waiver for the requirement to provide curbing along the roadway frontages bordering the subdivision.

We support this waiver request due to potential impact of drainage patterns along the roadway. Mr. Grove replied Thank You.

Mr. Meckes stated that sidewalk Waiver #4 specifically not provide sidewalk along frontage bordering subdivision, is it because they don't own the land right up to the next area. The building of the subdivision right up to the plaza will cause more traffic. Mr. Gehret stated that the frontage is a buffer. The buffer and utilities must go along that road and the applicant is providing a trail for access to the southern part of Colonial Road. It is two and a half mile connectivity to the plaza. Mr. Meckes stated that with the trail needs to be verbiage with the trail connecting to the next potential sight. Mr. Gehret stated that the culvert is a steep slope and that is why it is entertained with guiderails. Mr. Meckes stated that the walking trail will end before where the land curves around and then ends. Will the Land Development put in sidewalks. Mr. Gehret stated that is not feasible due to the culvert and grade, it is a right of way on private property. Mr. Gehret stated that he believes the applicant has done their best effort possible with the sight restraints at this location.

Ron Lucas, Attorney, with Steven Lee of Harrisburg, was present to represent the plan. Mr. Lucas stated that the problems lie with the guiderail will drop down to the power lines, and the steep incline goes to the other property. No sidewalks with the shopping center, this site is a unique site with the wetlands and the steepness so it cannot connect to anything. Mr. Meckes stated that the developer needs help to fill in and to navigate the situation, of where the walking trail is to be and to get out of the roadway. Mr. Lucas explained that PennDot doesn't like sidewalk in the right of way nor to be responsible.

Mr. Kline stated the proximity of the distance of the walking trail to the guiderail and the terrain. Mr. Lucas stated it was about 2 ½ miles of sidewalk and trails, this is not a large complex. The residents could drive to the shopping complex. Mr. Kline stated that it is a different angle and not feasible to walk on Colonial Road. It is a sleep slope and a turan uphill with brushy grass. Will the grass be maintained; this is

the ending point at the property. Greg Williams is an Engineer with Site Civil. LLC., was present to represent the plan. Mr. Williams stated that it will be maintained however it is very steep. Mr. Lucas discussed a bridge over the streams which causes a lot of headaches and is very expensive. There are wetlands on both sides of the stream.

Mr. Meckes stated that the recreation for over 55 because people are punky and will want to walk to the pizza shoppe. Mr. Lighty stated no one to walk on the road. The end of the walking path needs to be made clear that there is no walking on the roadway. Do not invite people to walk along the road. The pizza shoppe delivers or uber eats. Mr. Meckes stated to make the obstruction appealing and not go to the road.

Mr. Lighty stated why are there so many waivers. Mr. Lucas stated that all waivers were approved by the B.O.S. last November. There are easy sites developed with more topography and 100 ft boundary. Do this as a Preliminary Plan with a new application and the same waiver request, There is a lot of engineering and valuing the engineering with lower retaining walls, 1 cul de sac and 30 dwellings not 28 were the only changes involved.

Mr. Gehret stated that the project is not flat but challenging topography. Section 185-03 follow the public street design and reduce 8 waivers and that will control the design of the streets. Draw up a design for the streets.

#### County Comments

Mr. Bomberger stated that it is 2023 not 2022. The sidewalk situation has must be updated. The phasing and landscaping plan need to be shown.

#### HRG Comments

Mr. Hinz stated that unless the applicant has any technical comments nothing warrants to discuss. The nature trail to be 40 feet from the property boundary with the separation distance is not a lot.

Mr. Grove stated that the engineer compared to Mr. Lucas with the lighting plan. The number of fixtures in this plan is overkill/ 14 fixtures at the entrance drive, 23 through the development. Mr. Williams stated with the lighting we have experts. Mr. Grove stated that the lighting is overlapping in the main development. It is more than minimum and could be reduced. Mr. Williams stated it is never perfect but the minimum requirements, we will take a second look at it.

#### Public Comment

Mr. William Miller, resident of Lower Paxton, stated that the sidewalks were critical to him. Sidewalks are omitted and Linglestown Road is all connected. At the power lines pile dirt and fill it in. People are going to walk to the mall and the swimming. Pool. Earl Drive and Devonshire Road are connected as is Newside Road and Devonshire Road. Do not leave out the sidewalks down the road, this is an ambulatory township, and move the dirt.

Mr. Grove made a motion to recommend the approval of Preliminary Subdivision and Land Development Plan for Elizabeth Village Proposed Residential Development Plan # 23-12, with the approval of 14 waivers requests and 2 modification requests and the subject to the Staff, HRG, and County comments,

and taking an additional look at the lighting plan and additional lighting being removed to lesser. Also, the proper signage at the end of the trail. Mr. Hamilton seconded the motion and a unanimous vote followed.

#### **Next Regular Meeting**

The next regular Lower Paxton Township Planning Commission meeting is scheduled for June 7, 2023 at 7:00pm.

#### **Adjournment**

Mr. Grove made a motion to adjourn the May 3, 2023 Lower Paxton Township Planning Commission meeting. Ms. Bloom seconded the motion and a unanimous vote followed. The meeting adjourned at 7:50 pm.

Sincerely submitted,

Michele Kwasnoski  
Recording Secretary